

DUPLICATE OF ORIGINAL  
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OFFICE OF THE CITY CLERK  
CITY OF HOLLISTER

**RESOLUTION NO. 2005- 160**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER  
ADOPTING THE 2005-2023 HOLLISTER GENERAL PLAN**

**WHEREAS**, the City of Hollister desires to maintain a General Plan that complies with the mandatory requirements of the California Government Code (Section 65300 et seq) and covers the topics of land use, housing, circulation, open space, conservation, recreation, and noise; and,

**WHEREAS**, the General Plan represents the most direct expression of local control, setting forth the community's Vision for the future of Hollister and the means to accomplish that Vision; and,

**WHEREAS**, in 2003 the City Council of the City of Hollister initiated preparation of a comprehensive update of the long-term general plan for the physical development of the city and planning area pursuant to California Government Code Section 65300 et. seq.; and,

**WHEREAS**, City staff and consultants held 2 visioning sessions, then the General Plan Steering Committee reviewed and considered background documents relevant to the preparation of the Draft Hollister General Plan, including Preliminary Drafts for Land Use, Housing, Circulation, Noise, Safety and Open Space; and,

**WHEREAS**, full public involvement in the preparation of the Draft General Plan Revision has been ensured through duly noticed Steering Committee Study Sessions, community meetings, Planning Commission meetings, public hearings and other means; and,

**WHEREAS**, the Steering Committee held 7 duly noticed study sessions on the "Working Draft" General Plan and the Planning Commission hosted 3 duly noticed workshops on the "Draft" General Plan; and,

**WHEREAS**, the City has maintained the General Plan on the City of Hollister web site, providing online access to public forum dates, documents, maps, and other information, and the opportunity to provide comments and suggestions; and,

**WHEREAS**, the Draft General Plan has been referred to other public agencies for review and comment as required by State law; and,

**WHEREAS**, on October 27, 2005, the Hollister Planning Commission conducted a public hearing on the General Plan as required by State law and, by a 5-0 vote, recommended to the City Council the adoption of the General Plan; and,

**WHEREAS**, a comprehensive Final Environmental Impact Report (EIR) on the General Plan has been prepared by the City and certified by the City Council; and,

**WHEREAS**, the City Council has determined that the Final Environmental Impact Report provides a complete and adequate assessment of the potential impacts of implementing the General Plan; and,

**WHEREAS**, the City Council has adopted a Statement of Overriding Considerations which states the City's reasons for accepting various significant and unavoidable environmental impacts resulting from implementation of the General Plan; and,

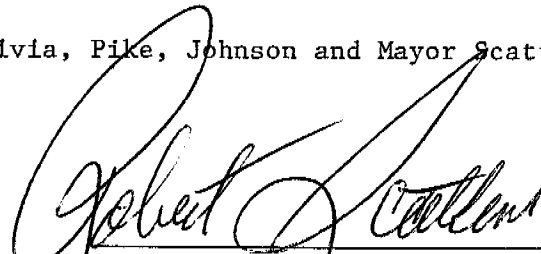
**WHEREAS**, on November 21, 2005, the City Council conducted a public hearing to receive and consider testimony on the proposed General Plan; and,

**WHEREAS**, on November 21, 2005 the City Council closed the public hearing, deliberated and determined to accept the Planning Commission recommendation with the changes contained in the Errata and with an additional change to Map 6 (Phasing Strategy).


**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Hollister hereby adopts the 2005-2023 Hollister General Plan (Exhibit 1) and directs staff to make all final changes contained in the Errata (Exhibit 2) and make copies available to the public.

**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Hollister on the 5<sup>th</sup> day of December, 2005 by the following vote:

AYES: Council Members Emerson, Valdivia, Pike, Johnson and Mayor Scattini  
NOES: None.  
ABSTAIN: None.  
ABSENT: None.

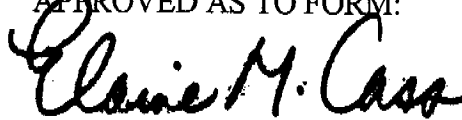
  
Robert Scattini, Mayor

ATTEST:

  
Geni Johnson, City Clerk

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APPROVED AS TO FORM:

  
Elaine M. Cass, City Attorney

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**RESOLUTION NO. 2005-159**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER  
CERTIFYING A FINAL ENVIRONMENTAL IMPACT REPORT FOR THE 2005-2023  
HOLLISTER GENERAL PLAN AND MAKING FINDINGS OF OVERRIDING  
CONSIDERATIONS RELATING TO THE MITIGATION MEASURES AND PROJECT  
ALTERNATIVES, AND ADOPTING A MITIGATION MONITORING AND  
REPORTING PROGRAM**

**WHEREAS**, in 2003 the City Council of the City of Hollister initiated preparation of a comprehensive update of the long term general plan for the physical development of the city and planning area pursuant to California Government Code Section 65300 et. seq.; and,

**WHEREAS**, the City of Hollister, in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines adopted by the Secretary of Resources, has caused to be prepared an Environmental Impact Report which analyzes the impacts of the proposed project (SCH # 200481147); and,

**WHEREAS**, a Notice of Preparation was released for public and agency review and comment on March 31, 2004 and a public scoping meeting to receive comments on topics and issues which should be evaluated in the Draft EIR was held by the City on April 9, 2004; and,

**WHEREAS**, the City of Hollister distributed a Notice of Availability for the 2005-2023 General Plan Draft EIR on August 8, 2005, which started the 45-day public review period, ending on September 21, 2005; and

**WHEREAS**, the Draft EIR was also submitted to the State Clearinghouse for state agency review; and,

**WHEREAS**, the Planning Commission of the City of Hollister held a duly noticed public hearing on August 25, 2005, to solicit public comment on the Draft EIR for the 2005 Draft General Plan; and,

**WHEREAS**, following the close of the 45-day public review period for the Draft EIR on September 21, 2005, the Planning Commission held a duly noticed public hearing on October 27, 2005 and recommended certification of the Final EIR and adoption of the 2005-2023 General Plan to the City Council of the City of Hollister; and,

**WHEREAS**, the City Council of the City of Hollister held a duly noticed public hearing on November 21, 2005 to consider the Final EIR for the 2005 Draft General Plan; and,

**WHEREAS**, the City Council of the City of Hollister reviewed all evidence presented both orally and in writing and intends to make certain findings in compliance with CEQA, which are more fully set forth below in Exhibit A, attached hereto and incorporated in its entirety by this reference;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Hollister as follows:

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### **1. Certification of the Final EIR**

- A. The City Council of the City of Hollister hereby certifies that the Final EIR has been completed in compliance with the requirements of the California Environmental Quality Act.
- B. The City Council of the City of Hollister hereby certifies that the Final EIR was presented to the City Council and that the City Council reviewed and considered the information contained in the Final EIR prior to taking action on the Project.
- C. The City Council of the City of Hollister hereby certifies that the Final EIR reflects the independent judgment and analysis of the City Council of the City of Hollister.

### **2. Findings on Impacts**

The City Council finds:

- A. The EIR identifies seven (7) potentially significant impacts that can be mitigated to less-than-significant levels. The City Council makes the findings with respect to significant impacts as set forth in Exhibit A, attached hereto and incorporated herein by reference.
- B. The EIR identifies seven (7) potentially significant impacts that cannot be mitigated to less-than-significant level and are thus considered significant and unavoidable. The City Council makes the findings with respect to these significant and unavoidable impacts as set forth in Exhibit A.

### **3. Findings on Alternatives**

Three (3) project alternatives ("No Project/No Development" "No Project/1995 General Plan," and "Reduced Development,") were evaluated by the City of Hollister during project development and in the EIR. As set forth in the FEIR and Exhibit A, these alternatives result in more severe environmental effects, do not meet the basic project objectives, or do not provide any substantial environmental benefits as compared to the proposed Hollister General Plan. The City Council hereby finds that the proposed 2005-2023 Hollister General Plan, as mitigated by adoption of mitigation measures identified in the EIR, can be feasibly implemented and serves the best interests of the City of Hollister.

### **4. Statement of Overriding Considerations**

Because the adoption of all feasible mitigation measures will not substantially lessen or avoid all significant adverse environmental effects caused by the project, the City Council adopts a Statement of Overriding Considerations concerning the project's unavoidable significant impact to explain why the General Plan's benefits override and outweigh its unavoidable impacts on the environment as set forth in Exhibit A.

### **5. Adoption of the Mitigation Monitoring and Reporting Program**

- A. The City Council hereby finds that the proposed mitigation measures described in the Final EIR and Findings are feasible, and therefore will become binding upon the City and on future applicants. The Mitigation Monitoring and Reporting Program is included as Exhibit B and will involve incorporation of the mitigation measures into the General Plan.

B. The City Council hereby adopts the Mitigation Monitoring and Reporting Program, as set forth in Exhibit B, attached hereto and incorporated herein by reference.

**6. Other Findings**

- A. The City Council finds that issues raised during the public comment period and written comment letters submitted after the close of the public review period of the Draft EIR do not involve any new significant impacts or "significant new information" that would require recirculation of the Draft EIR pursuant to CEQA Guidelines Section 15088.5.
- B. Since completion of the Final EIR, the Planning Commission and City Council has modified the General Plan Land Use Map and policies contained in the General Plan. The modifications to the General Plan, contained in the Errata, would not result in any new significant environmental impacts, a substantial increase in the severity of an environmental impact or "significant new information" that would require recirculation of the Draft EIR pursuant to CEQA Guidelines Section 15088.5.
- C. The Council finds that the correction of a typo on the top of Page 6-11 of the EIR regarding Reduced Alternative population and housing impacts, correcting the reference from less-than-significant to significant unavoidable, is internally consistent with the Alternatives analysis shown in the Comparison of Alternatives Table 6.5.A page 6-16.

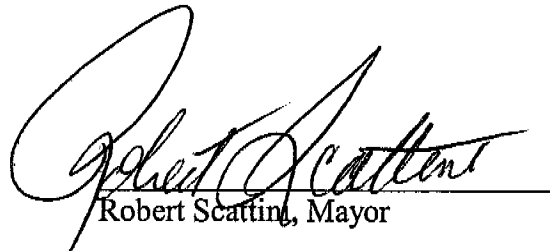
**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Hollister on the 5<sup>th</sup> day of December, 2005 by the following vote:

AYES: Council Members Emerson, Valdivia, Pike, Johnson and Mayor Scattini

NOES: None.

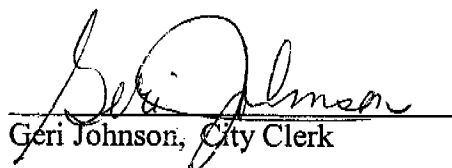
ABSTAIN: None.

ABSENT: None.



Robert Scattini, Mayor

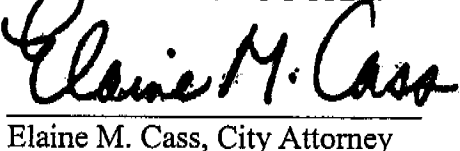
ATTEST:



Geri Johnson, City Clerk

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APPROVED AS TO FORM:



Elaine M. Cass, City Attorney